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Summary for the State of New South Wales

RELATING TO

DWELLINGS.

(Subject to Revision.)

Prepared under instructions from the Minister
of State for Home and Territories

BY

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CENSUS OF THE COMMONWEALTH OF AUSTRALIA, 4th APRIL, 1921.

THE STATE OF NEW SOUTH WALES.

DWELLINGS.

SECTION 1.—INTRODUCTION.

1. General.—This bulletin presents in tabular form the summarized results relating to Dwellings for the State of New South Wales, and for the Metropolitan, Urban Provincial, and Rural Divisions thereof. The subjects referred to in the tables are dealt with in the following order :—(1) Summary of Population and Dwellings ; (2) Nature of Occupied Dwellings (Private Houses, etc.) ; (3) Materials of which Outer Walls are composed ; (4) Material of which Roof is composed ; (5) Private Dwellings classified according to the number of Rooms ; (6) Mode of Occupancy (Owner, Tenant, etc.) ; (7) Weekly Rental Value of Private Dwellings occupied by Tenants ; (8) Private Dwellings, Tenements, and Flats classified according to the Number of Inmates.

2. Private Dwellings.—All tables after Table 2 refer to occupied *private* dwellings only.

SECTION 2.—POPULATION AND DWELLINGS (Table 1).

1. General Summary.—From the summary of results given in Table 1, it may be ascertained that, during the interval between the Census of 1911 and that of 1921, the population of New South Wales increased by 27.55 per cent., and the total occupied dwellings, including hotels, boarding-houses, gaols, hospitals, and any structure used for the purpose of shelter as a dwelling, increased by 30.99 per cent., so that the number of persons per occupied dwelling was less in 1921 than in 1911. The average number of persons per occupied dwelling at the Census of 1921 was 4.85, as compared with the average of 4.98 in 1911. For social and economic purposes a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals, and similar establishments, which though necessarily treated as dwellings do not represent the condition of the normal social unit which is the family. In the following more detailed observations relative to housing accommodation consideration will be restricted to private dwellings.

2. Unoccupied Dwellings.—The number of unoccupied dwellings in New South Wales on the 4th April, 1921, was 18,619, or 4.12 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Area was 2.74 per cent., in the Urban Provincial Areas 4.31 per cent., and in the Rural Areas 5.72 per cent. Of the 18,619 unoccupied dwellings, 5,188, or 27.86 per cent., were in the Metropolitan Area ; 4,866, or 26.14 per cent., were in the Urban Provincial Centres ; and 8,565, or 46 per cent., were in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures.

3. Dwellings being Built.—The number of dwellings returned as in course of construction represented an addition of 60.29 to every 10,000 dwellings in existence in the State on the 4th April, 1921. The similar increments in the various divisions of the State were :—Metropolitan, 95.43 ; Urban Provincial, 52.70 ; and Rural, 21.69.

4. Tenements and Flats.—It might be well to mention here that any room or suite of rooms occupied as a tenement or flat in a private house has been considered as a distinct dwelling in conformity with the *Census and Statistics Act* 1905–20, which provides that—" Where a building is let, sublet, or held in different apartments and occupied by different persons or families, each part so let or sublet, or held and used for the purpose of human habitation, shall be deemed a dwelling." (Sect. 10, Sub-Sect. (2)).

SECTION 3.—NATURE OF OCCUPIED DWELLINGS (Table 2).

1. Private Houses, Tenements and Flats, Boarding-houses, etc.—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 396,619 and tenements or flats numbered 17,849 ; taken together these represent 95.68 per cent. of all dwellings. The most striking disclosure from the analysis of dwellings according to their nature is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace as a place of residence. The figures not

only confirm what has been a subject of general observation for some time past, but they provide authentic data by which the extent of the movement can be measured. Thus, during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 24.93 per cent.—from 317,462 to 396,619, while the tenements and flats increased by 674.7 per cent.—from 2,304 to 17,849, and the number of boarding-houses, etc., increased by 113.26 per cent.*—from 5,966 to 12,723. Of the 17,849 tenements and flats in New South Wales at the 1921 Census, 12,764, or 71.51 per cent., were in the Metropolitan Area; 3,173, or 17.78 per cent., were in the Urban Provincial Areas; and 1,912, or 10.71 per cent., were in the Rural Districts; and of the 12,723 boarding-houses, 8,819, or 69.32 per cent., were in the Metropolitan Area; 2,481, or 19.5 per cent., were in the Urban Provincial Areas; and 1,423, or 11.18 per cent., were in the Rural Districts. Outside the Metropolitan Area, tenements or flats were numerous in the following centres:—Aberdeen, Broken Hill, Goulburn, Hamilton, Lithgow, Newcastle, Parramatta, Wagga Wagga, Waratah, and Wickham, and in the shires of Blaxland, Bulli, Cessnock, Lake Macquarie, Manning, and Warringah.

2. Hotels.—The number of hotels in New South Wales declined during the intercensal period by 154, or 5.51 per cent.—from 2,795 in 1911 to 2,641 in 1921.

SECTION 4.—MATERIAL OF OUTER WALLS (Table 3).

1. Wood and Brick.—When all the dwellings in New South Wales are classified according to the material of their outer walls as in Table 3, the most numerous class is that with wooden walls, and the second largest class is that with brick walls, these two classes together representing 89.59 per cent. of all dwellings for which particulars regarding walls were specified. *Wood.*—During the decade 1911–21 the number of wooden houses in New South Wales increased by 40,289, or 24.79 per cent.—from 162,493 in 1911 to 202,782 in 1921—when they represented 49.19 per cent. of all specified dwellings, which was a slightly lower proportion than in 1911. Of the dwellings with walls of wood in New South Wales, 34,467, or 17.00 per cent., were in the Metropolitan Area; 66,193, or 32.64 per cent., were in the Urban Provincial Areas; and 102,122, or 50.36 per cent., were in the Rural Areas. *Brick.*—The number of brick dwellings increased by 51,879, or 45.24 per cent.—from 114,679 in 1911 to 166,558 in 1921—thus raising the proportion of dwellings with walls of brick from 36.04 per cent. in 1911 to 40.40 per cent. of all specified dwellings in 1921. The distribution of brick dwellings among the three divisions of the State is directly opposite to that of wooden structures, for whereas only 17.00 per cent. of wooden dwellings are in the Metropolitan Area, that area contains 78.26 per cent. of all the brick dwellings in the State, while the Rural Area has 5.35 per cent. only. The erection of wooden buildings in the Metropolitan Area is restrained by building regulations designed to minimize the risk of fire and to preserve the status of superior residential areas.

2. Iron.—Third in order of numerical importance are the dwellings with walls of iron. The number of these dwellings increased during the intercensal period by 31.50 per cent.—from 8,851 in 1911 to 11,639 in 1921—when it represented 2.82 per cent. of all specified dwellings in New South Wales. In 1921, 7,119, or 61.17 per cent., of the iron dwellings were in the Rural Districts; and 4,124, or 35.43 per cent., in the Urban Provincial Districts; (2,548 being in the Municipality of Broken Hill;) and 396, or 3.40 per cent., in the Metropolitan Area.

3. Other Materials.—While the remaining houses are numerically unimportant, representing as they do less than 8 per cent. of the whole, they are of interest as indicating the tendency to the use of materials other than brick, wood, or iron for house construction. *Concrete.*—The number of dwellings with concrete walls increased from 865 in 1911 to 2,606 in 1921, an increase of 201.27 per cent. These dwellings are distributed throughout the State as follows:—Metropolitan Area, 625, or 23.98 per cent.; Urban Provincial Areas, 751, or 28.82 per cent.; and Rural Areas, 1,230, or 47.20 per cent. With regard to the concrete dwellings in the Metropolitan Area, it may be well to point out that these do not necessarily represent 625 separate buildings, as it is probable that many of them are structures containing a number of dwellings in the form of flats or tenements. *Sun-dried Bricks.*—The number of dwellings with walls of sun-dried bricks declined by 713, or 38.03 per cent.—from 1,875 to 1,162. Over 91 per cent. of these dwellings are in the Rural Districts, the largest aggregations being in the following Shires:—Abercrombie, Boree, Hume, Lockhart, Oberon, and Turon. *Pisé.*—The number of pisé dwellings increased by 27.34 per cent.—from 1,741 in 1911 to 2,217 in 1921. Of these dwellings, 89.04 per cent. are in the Rural Districts. The shires in which the greatest number of pisé houses exist are:—Adjungbilly, Burrangong, Coolamon, Demondrille, Goobang, Narraburra, and Waugoola. *Lath and Plaster.*—The number of dwellings with lath and plaster walls increased by 16.19 per cent.—from 791 in 1911 to 923 in 1921—of which 56.66 per cent. were in the Rural Districts. *Wattle and Dab.*—The number of dwellings of wattle and dab increased by 3.63 per cent. only—from 744 in 1911 to 771 in 1921. Of these houses, 91.31 per cent. were in the Rural Districts. *Fibro-cement.*—At the Census of 1911 no houses with walls of fibro-cement were recorded, and if any existed at that time they were included with those of rubberoid or *other composition* walls which numbered only 130. In 1921 there were in New South Wales 3,063 dwellings with outer walls of fibro-cement. Of these, 792 were in the Metropolitan Area, 625 were in the Urban Provincial Area, and 1,646 in the Rural Districts. *Bark.*—The number of dwellings with walls of bark declined from 1,290 in 1911 to 906 in 1921. Of these, 874, or 96.47 per cent., were in the Rural Districts. The Shires in which the largest numbers of bark dwellings existed were Guyra, Nattai, Severn, Tenterfield, Wollondilly. *Calico, Canvas, Hessian, etc.*—Although in some instances these dwellings with textile walls are occupied by persons engaged in clearing or otherwise preparing land for cultivation, the majority are probably occupied by persons employed on construction works, such as water conservation, and irrigation works, roads, railways, etc. At the Census of 1911 there were in New South Wales 15,706 of these dwellings, but at the Census of 1921 the number had fallen by 40.56 per cent. to 9,335. The Shires in which these dwellings were in largest numbers at the Census of 1921 were:—Amaroo, Blaxland, Byron, Carrathool, Cessnock, Coonabarabran, Dorrigo, Gadara, Lachlan, Rylstone, Turon, and Yanko.

* This increase is partially due to more precise classification of boarding-houses at the later Census.

SECTION 5.—MATERIAL OF ROOF (Table 4).

1. General.—Information regarding the roofing material of dwellings was not collected at the Census of 1911, consequently no comparison with the past can be made. Of the dwellings in New South Wales on the 4th April, 1921, 71.95 per cent. were roofed with iron, 12.23 per cent. with slate, and 11.02 per cent. with tiles, so that these three materials covered 95.20 per cent. of the total. In the Metropolitan Area 46.29 per cent. of private dwellings were roofed with iron, 27.95 per cent. with slate, and 23.31 with tiles. In the Urban Provincial Areas iron covered 92 per cent. and in the Rural Areas 89 per cent. of all occupied private dwellings. Wood covered 4,124 dwellings, of which 52 per cent. were in the Rural Areas, 28 per cent. in the Metropolitan Area, and 20 per cent. in the Urban Provincial Areas.

SECTION 6.—OCCUPIED PRIVATE DWELLINGS, TENEMENTS, AND FLATS ACCORDING TO NUMBER OF ROOMS (Table 5).

1. Average Number of Rooms per Dwelling.—For all occupied private dwellings throughout New South Wales the average number of rooms has fallen from 5.04 at the Census of 1911 to 4.97 rooms per dwelling at the Census of 1921. In the Metropolitan Area the average number of rooms per dwelling fell during the same time from 5.38 to 5.14. The explanation of the smaller average number of rooms per dwelling lies in a large measure in the construction of suites of flats containing comparatively few rooms, in the conversion of many of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing the number of rooms, and by the conversion of other large houses into boarding-houses, and so eliminating them from the category of private houses. (See Table 2.) The effect of these transformations as shown by the decrease in the number of larger houses is a striking feature of Table 5. In the extra-Metropolitan Areas the decline in the numbers of the larger houses began with those of 8 rooms, and in the Metropolitan Area it began with dwellings of 9 rooms.

2. The Whole State—Dwellings of 8 Rooms and Over.—Assuming an equal distribution of those dwellings for which the number of rooms was not specified, there were in New South Wales at the Census of 1911, 32,691 dwellings of 8 rooms or over containing an aggregate of 311,400 rooms; by the 4th April, 1921, the number of dwellings within the same groups had declined to 27,088, containing 251,000 rooms. Thus, while the number of these dwellings declined by 17.14 per cent., the number of rooms contained therein declined by 19.40 per cent., the average number of rooms in the dwellings of 8 rooms and upwards, still remaining, having fallen from 9.52 to 9.26. Otherwise expressed, in 1911 the number of occupied private dwellings containing 8 rooms and upwards represented 10.22 per cent. of all occupied private dwellings, and they contained 19.32 per cent. of all rooms in occupied private dwellings; whereas in 1921 similar dwellings represented only 6.53 per cent. of the dwellings and 12.18 per cent. of the rooms in occupied private dwellings.

3. Metropolitan Area—Dwellings of 9 Rooms and Over.—Assuming an equal distribution of the dwellings for which the number of rooms was not stated, there were in 1911, in the Metropolitan Area 6,570 occupied private dwellings with 9 rooms and upwards, containing in the aggregate 69,800 rooms, an average of 10.63 rooms per dwelling. These dwellings represented 5.55 per cent. of all occupied private dwellings in the area concerned, and 10.96 per cent. of all rooms in such dwellings. In 1921 the number of dwellings with 9 rooms and upwards was 5,453, or 3.15 per cent. of the total dwellings, and the number of rooms contained therein was 56,770, or 6.37 per cent. only of all rooms in occupied private dwellings in the Metropolitan Area. The average number of rooms per dwelling of 9 rooms and over in 1921 had fallen to 10.41.

4. Dwellings of 1 and 2 Rooms.—The figures in Table 5 show that for New South Wales as a whole the number of dwellings returned at the Census as consisting of 1 room fell from 20,321 in 1911 to 12,787 in 1921. This decline was wholly outside the Metropolitan Area, for within that area the number of 1 room dwellings increased by 57—from 1,404 to 1,461. The number of dwellings consisting of 2 rooms in the State as a whole fell from 14,596 to 14,072—by 524, or 3.59 per cent. This decline for the State, however, was the net result of an increase of 56.87 per cent. in the Metropolitan Area and a decrease of 12.43 per cent. outside that area. In the Metropolitan Area the number of dwellings actually returned as of 2 rooms increased from 1,862 in 1911 to 2,921 in 1921; whereas outside that area the number fell from 12,734 in 1911 to 11,151 in 1921. In 1911 dwellings of 1 and 2 rooms represented 10.97 per cent. for New South Wales and 2.77 per cent. for Sydney and Suburbs of all occupied private dwellings; by 1921 the proportion for New South Wales had fallen to 6.54 per cent., and for the Metropolitan Area to 2.54 per cent. It will be seen therefore that, notwithstanding the actual increase in the number of these small dwellings in the Metropolitan Area, they were relatively less in 1921 than in 1911. The decline in the number of dwellings of 1 and 2 rooms in the extra-Metropolitan Area is due in a large measure to the smaller number of tents and other primitive dwellings of textile materials or of bark returned in 1921 as compared with 1911. In the Metropolitan Area the majority of the dwellings of 1 or 2 rooms are, doubtless, tenements or flats.

5. Dwellings containing 4, 5, and 6 Rooms.—The diminished numbers of very small dwellings and also of larger ones indicate a closer concentration of numbers towards the centre of gravity, which has already been shown to lie about the 5-roomed dwelling. In New South Wales as a whole the number of dwellings containing 4, 5, or 6 rooms increased during the intercensal period by 48.98 per cent., and in the Metropolitan Area by 60.81 per cent. The greatest increase, both numerically and relatively, was in the 5-roomed group, which increased by 65.36 per cent. in the State as a whole, and by 69.38 per cent. in Sydney and Suburbs. The number of dwellings in the three groups containing 4 to 6 rooms represented 72.45 per cent. of all occupied private dwellings in New South Wales in 1921, as against 62.71 per cent. in 1911, and they represented 71.30 per cent. of all rooms in occupied private dwellings in 1921, as against 61.26 per cent. in 1911. In the Metropolitan Area these groups represented 75.97 per cent. of all occupied private dwellings in 1921, as compared with 69.05 in 1911, and 72.85 per cent. of all rooms in such dwellings, as against 64.28 per cent. in 1911.

SECTION 7.—MODE OF OCCUPANCY OF PRIVATE DWELLINGS, TENEMENTS, AND FLATS (Table 6).

1. General.—On the basis of those dwellings (93.30 per cent. of the total) for which definite information was given concerning the mode of occupancy, 50.28 per cent. of the private dwellings in New South Wales on the 4th April, 1921, were occupied by owners or prospective owners by rent purchase, and 49.72 per cent. were occupied by tenants. In 1911, owners and prospective owners occupied 46.75 per cent. only, whereas tenants occupied 53.25 per cent. The number of owner occupiers in New South Wales increased during the intercensal period by 18,060, or 13.95 per cent.—from 129,423 to 147,483; while the number of occupiers who were in course of purchasing by instalments increased by 35,631, or 314.70 per cent.—from 11,322 to 46,953; and the number of tenants increased by 31,947, or 19.93 per cent.—from 160,314 to 192,261. By the varying degree of these increases, the composition of the occupants was very much changed during the decade under review. Thus while the proportion of dwellings occupied by rent purchasers increased from 3.76 per cent. of the total to 12.14 per cent., the proportion occupied by owners declined from 42.99 per cent. to 38.14 per cent., and the percentage occupied by tenants fell from 53.25 per cent. to 49.72 per cent. The large increase in the number of dwellings occupied under the system of purchase by instalments is mainly due to the activities since 1912 of the Advances for Homes Department of the State Savings Bank, and of the Commissioner for War Service Homes.

2. Different Divisions of the State.—The method of occupancy differs materially between the different divisions of the State. Occupancy by owners is more general in the Rural Districts, where it represents 56.69 per cent. of all occupied private dwellings as against 25.77 per cent. in the Metropolitan Area, and 36.74 per cent. in the Urban Provincial Areas. There is, however, in most cases an essential difference between the economic status of the dwelling in urban districts and in rural districts, inasmuch as in urban districts the dwelling is most frequently a purely residential entity, whereas in the rural districts the productive property of the land (to which the dwelling is an appurtenance) is more often the incentive to ownership. The proportion of purchasers by instalments, and of tenants is greatest in the Metropolitan Area and lowest in the Rural Areas. In the Metropolitan Area 15.07 per cent. are occupied by rent purchasers and 59.16 per cent. by tenants. In the Rural Areas 7.85 per cent. are rent purchasers and 35.46 per cent. tenants; and in the Urban Provincial Districts the proportions are:—rent purchasers, 12.36 per cent.; and tenants, 50.90 per cent.

SECTION 8.—WEEKLY RENTAL VALUE OF PRIVATE DWELLINGS, TENEMENTS, AND FLATS OCCUPIED BY TENANTS (Table 7).

1. General.—In Table 7 relating to Rental Values, particulars are given for those dwellings only which are *occupied by tenants*, for although all occupiers were required to state the rental value of the dwellings occupied, it is considered that a closer index of actual rents will be obtained by restricting observation to those dwellings for which rent was actually paid. Table 7 has been supplemented by figures (already published in Bulletin No. 10) showing the average weekly rental—per dwelling and per room—of dwellings of wood, and of brick and stone, containing 3 to 6 rooms inclusive. These further restricted averages furnish a closer indication of the average of predominant weekly rents than do those ascertained from the full range of rented dwellings. The following table gives the proportions which the several groups—arranged according to rentals—bore to all rented private dwellings in 1911 and 1921, in the Metropolitan and extra-Metropolitan Divisions and for the State as a whole, and shows clearly the changes which have taken place in the composition of dwellings on a rental basis:—

Proportion Per Cent. of Total Number of Rented Private Dwellings.

Weekly Rental Value.	Metropolitan.		Extra-Metropolitan.		The Whole State.	
	1911.	1921.	1911.	1921.	1911.	1921.
Under 10s.	23.79	2.50	70.11	34.53	47.29	17.92
10s. and less than 12s.	20.91	5.55	13.58	18.30	17.19	11.69
12s. „ 15s.	22.12	13.55	6.31	14.65	14.10	14.07
15s. „ 20s.	18.03	24.94	4.70	16.20	11.27	20.73
20s. „ 30s.	11.08	34.49	4.12	12.73	7.55	24.02
30s. „ 40s.	2.41	11.05	0.79	2.41	1.58	6.89
40s. and over	1.66	7.92	0.39	1.18	1.02	4.68
Total	100.00	100.00	100.00	100.00	100.00	100.00

2. The Whole State.—It was shown in the previous section that the private dwellings occupied by tenants represented, in 1921, 49.72 per cent., and in 1911—53.25 per cent. of all occupied private dwellings in New South Wales for which the mode of occupancy was stated. The average weekly rental of the rented dwellings was 18s. 2d., as compared with 11s. 9d. in 1911. *Weekly Rental of 5s. and under 12s.*—From Table 7 it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at each weekly rental value from 5s. per week rising by increments of 1s. to the value of 11s. and under 12s. The aggregate number of dwellings with a weekly rental of less than 12s. was 53,114, or 29.60 per cent. of all rented private dwellings for which the weekly rental values were stated in 1921, as against 92,638, or 64.47 per cent., in 1911. Thus, while the total number of dwellings for which the rental was specified *increased* by nearly 25 per cent., the number whose rental was under 12s. per week *decreased* by nearly 43 per cent. If attention

be restricted to dwellings with a rental under 10s. per week the change is still more striking. In 1911 there were 67,940 dwellings with a rental of less than 10s., but by 1921 this number had fallen to 32,147, a decrease of 52.68 per cent. In 1921 rentals under 10s. applied to 17.92 per cent. only of all rented private dwellings, as compared with 47.28 per cent. in 1911. *Weekly Rental* 15*s. and under* 30*s.*—The number of dwellings for which a weekly rental of from 15s. but less than 20s. was specified increased by 129 per cent., and the number for which a rental of from 20s. but less than 30s. was paid increased by 297 per cent. *Weekly Rental* £1 *and over.*—The number of private dwellings for which £1 and upwards was paid per week increased by 338 per cent.—from 10.15 per cent. of the total in 1911 to 35.59 per cent. of all rented private dwellings in 1921.

3. Metropolitan Area.—Of the 168,581 occupied private dwellings, tenements, and flats in the Metropolitan Area for which the mode of occupancy was stated at the Census of 1921, 99,736, or 59.16 per cent. were occupied by tenants, and of these the weekly rental was given for 93,065, or 93.31 per cent. On this basis the average weekly rent has risen from 14s. 5d. in 1911 to 23s. in 1921, an increase of 59.54 per cent. The index numbers for the years 1911 and 1921 which were derived from the quarterly returns collected by the Labour and Industrial Branch of the Bureau of Census and Statistics show an increase in the average rents of 35.22 per cent., which, assuming a common starting point of 14s. 5d. a week in 1911, would give a weekly rental in 1921 of 19s. 6d., as against the 23s. ascertained from the Census data. *Weekly Rental Values under* 12*s.*—The number of private dwellings in the Metropolitan Area bearing rentals under 12s. per week according to the Census of 1921 represent 8.05 per cent. only of all rented private dwellings, as against 44.70 per cent. in 1911. A similar comparison confined to rentals of less than 10s. per week is even more striking. In this area the number of houses bearing rentals of less than 10s. per week declined by 86.18 per cent., and so represented only 2.50 per cent. of all rented private dwellings in 1921, as compared with 23.79 per cent. in 1911. *Weekly Rentals* 15*s. to* 30*s.*—The number of private dwellings for which a weekly rental of from 15s. but less than 20s. was paid increased during the decade under review by 81.71 per cent., and the number for which a weekly rental of from 20s. to 30s. was paid increased by 309 per cent. *Weekly Rents* £1 *and over.*—The number of private dwellings for which £1 per week and upwards was paid increased during the decade by 364 per cent., so increasing their proportion to all rented private dwellings from 15.15 per cent. in 1911 to 53.46 per cent. in 1921. Of all private dwellings in the State bearing a rental of £1 and upwards 77.93 per cent. are in the Metropolitan Area.

SECTION 9.—INMATES—PRIVATE DWELLINGS, TENEMENTS, AND FLATS, CLASSIFIED ACCORDING TO THE NUMBER OF INMATES AT THE TIME OF THE CENSUS.

1. General.—From the results given in Table 8 it will be seen that for New South Wales as a whole the average number of inmates per dwelling has fallen from 4.67 in 1911 to 4.52 in 1921, in the Metropolitan Area it has fallen from 4.79 to 4.52, and in the extra-Metropolitan Area from 4.60 to 4.52. As the change has been most pronounced in the Metropolitan Area, it may be well to review the figures for that area first. A more complete treatment of the subject will be possible when further detailed tabulation is completed, which will show in relation to each other the number of private dwellings according to the number of rooms and the number of inmates. It has been ascertained, however, that if the rooms in all occupied dwellings—private and other—be taken in relation to the total population, the average number of persons per room was less in 1921 than in 1911 for the whole State but not for the Metropolitan Area. In 1921 the average number of persons per room throughout New South Wales was .927, as compared with .941 in 1911; for the Metropolitan Area the similar averages were .915 in 1921 and .910 in 1911.

2. Metropolitan Area.—The proportion of the Metropolitan population living in private dwellings has fallen from 90.14 per cent. in 1911 to 87.08 per cent. in 1921. The following table presents a comparison of the data for the Metropolitan Area as ascertained from the Censuses of 1911 and 1921, and shows more clearly the changes which have taken place than does the more extended Table 8. The dwellings have been arranged in groups according to whether the number of inmates was above or below the average, and those dwellings with only 1 inmate and dwellings with 8 inmates or more are specially shown. *Dwellings with* 1 *Inmate.*—From this table it may be found that the number of single inmate dwellings increased during the intercensal period by 48.75 per cent., which was somewhat higher than the increase in the number of all private dwellings which was 46.35 per cent. Consequently the proportion of dwellings with 1 inmate increased from 3.56 per cent. of all private dwellings in 1911 to 3.62 per cent. in 1921. Stated on the basis of inmates, it is shown that whereas in 1911, 74 of every 10,000 inmates of private dwellings had a dwelling each to himself or herself, in 1921, 80 of every 10,000 inmates had a whole dwelling each. *Dwellings with* 2 *and not more than* 4 *Inmates.*—The proportion of dwellings with 2 and not more than 4 inmates increased from 46.95 per cent. to 51.81 per cent. of all private dwellings, and the proportion of persons comprising such households increased from 30.67 per cent. to 35.74 per cent. of the total inmates of all private dwellings. *All Private Dwellings with not more than* 4 *Inmates.*—The two groups already mentioned when taken together represent 55.43 per cent. of all private dwellings in 1921, as against 50.51 per cent. in 1911. As the average for these groups is below the general average number of inmates per dwelling, it follows that their increased weight in the total depresses the general average for all dwellings. In 1921 the number of persons living in households of not more than 4 persons was 286,156, or 36.54 per cent. of all inmates of private dwellings, as compared with 178,299, or 31.41 per cent., in 1911. The average number of inmates per dwelling for these two groups together was the same at both Censuses—2.98. *Dwellings with* 5 *and not more than* 7 *Inmates.*—The proportion of all private dwellings which fall into this group has declined from 37.06 per cent. to 35.22 per cent., and the proportion of persons in such households declined from 44.78 per cent. in 1911 to 44.73 per cent. in 1921. *Dwellings with* 8 *or more Inmates.*—This group shows a greater relative change than any other of the four groups in the table, and furnishes the main counterpart to the increase in the 2–4 inmate group. In 1911 the households of 8 or more persons represented 12.43 per cent. of the dwellings, and 23.81 per cent. of the inmates concerned,

but by 1921 these proportions had fallen to 9.35 for dwellings, and 18.73 for inmates. The average number of inmates per dwelling for this group fell during the same period from 9.18 to 9.05. The decline in the number of large households (8 and over) and the decline in the number of private dwellings containing 9 rooms and over would appear to be related with the increase in the number of boarding-houses, etc., referred to in Section 3. There is in many cases a disinclination on the part of householders to define their establishments on the Census Schedule as boarding-houses. At the Census of 1921 particular care was taken to verify the statements of householders in this regard, and it was found necessary in many instances to transfer establishments from the category of " private house " to " boarding-house." As the average number of inmates for boarding-houses is above the average for private dwellings, it follows that the inclusion of a number of the former with private houses in 1911 would tend to raise the apparent average for private houses above the actual numbers. A more definite pronouncement must, however, be deferred until the more detailed tabulations are available.

Inmates of Private Dwellings in Metropolitan Area.

Number of Inmates per Dwelling.	Census of 1921.					Census of 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	6,270	3.62	6,270	0.80	1.00	4,215	3.56	4,215	0.74	1.00
2–4	89,805	51.81	279,886	35.74	3.12	55,599	46.95	174,084	30.67	3.13
5–7	61,038	35.22	350,325	44.73	5.74	43,888	37.06	254,175	44.78	5.79
8 and over ..	16,209	9.35	146,651	18.73	9.05	14,725	12.43	135,116	23.81	9.18
	173,322	100.00	783,132	100.00	4.52	118,427	100.00	567,590	100.00	4.79

3. The Whole State.—The following table, similar to that already given for the Metropolitan Area, gives for the State of New South Wales as a whole the condensed results relating to the number of dwellings, classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. It may be noticed that the increase—actual and relative—in the number of single-inmate dwellings which was shown for the Metropolitan Area is converted to a decrease for the State as a whole by reason of the decline in the numbers of such households in the Rural Districts. The decline in the number of small households in the Rural Districts is in harmony with the decline in the number of 1 room and 2 room dwellings, and in the number of tents and other primitive dwellings.

Inmates of Private Dwellings in New South Wales.

Number of Inmates per Dwelling.	Census of 1921.					Census of 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	32,016	7.72	32,016	1.71	1.00	32,211	10.07	32,211	2.15	1.00
2–4	195,210	47.10	604,571	32.29	3.10	134,649	42.12	416,421	27.86	3.09
5–7	141,439	34.13	817,437	43.65	5.78	108,892	34.05	634,454	42.46	5.83
8 and over ..	45,803	11.05	418,555	22.35	9.14	44,014	13.76	411,418	27.53	9.35
	414,468	100.00	1,872,579	100.00	4.52	319,766	100.00	1,494,504	100.00	4.67

4. Different Divisions of the State.—In Table 8 results from the Census of 1921 are shown for Urban Provincial Districts and for Rural Districts, but as the extra-Metropolitan Area was not similarly divided in 1911 comparisons with the past cannot be made for these divisions separately. The following table, however, presents a comparison between the proportions which the principal groups bear to the total of all private dwellings in the three divisions of the State, and for the whole State, as on the 4th April, 1921:—

Inmates per Dwelling.	Urban.		Rural.	The Whole State.
	Metropolitan.	Provincial.		
	%	%	%	%
1	3.62	7.21	13.28	7.72
2–4	51.81	47.80	40.65	47.10
5–7	35.22	34.85	32.21	34.13
8 and over	9.35	10.14	13.86	11.05
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the large proportion in the Rural Division of single-inmate dwellings, and of dwellings with 8 or more inmates. Of every 1,000 inmates of private dwellings in the Metropolitan Area at the Census of 1921, 8 were the sole occupants of the dwelling, whereas in the Rural Areas the solitary occupants represented 29 in every 1,000.

CENSUS RESULTS.

Note.—The figures contained herein are subject to revision on completion of the detailed tabulation.

1. State of New South Wales, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.

(Exclusive of full-blood Aboriginals and of Dwellings occupied solely by them.)

Particulars.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Area in square miles (*a*)	184.84	2,696.68	306,550	309,432	309,460	(*a*)–28
Population—						
Males	433,492	263,802	364,130	(*b*)1,071,501	(*b*)857,698	213,803
Females	465,567	261,205	300,460	(*b*)1,028,870	(*b*)789,036	239,834
Persons	899,059	525,007	664,590	(*b*)2,100,371	(*b*)1,646,734	453,637
Per square mile	4,863.98	194.69	2.17	6.79	5.32	1.47
Dwellings—						
Occupied	183,848	108,041	141,299	433,188	330,705	102,483
Unoccupied	5,188	4,866	8,565	18,619	10,217	8,402
Being built	1,804	595	325	2,724	1,191	1,533
Total	190,840	113,502	150,189	454,531	342,113	112,418
Per square mile	1,032.46	42.09	0.49	1.47	1.11	0.36
Occupied Dwellings—						
Private Houses, Tenements, and Flats ..	173,322	103,429	137,717	414,468	319,766	94,702
Other than private	10,526	4,612	3,582	18,720	10,939	7,781
Total Occupied Dwellings	183,848	108,041	141,299	433,188	330,705	102,483
Per square mile	994.63	40.06	0.46	1.40	1.07	0.33
Occupied Private Dwellings—						
Rooms per Occupied Private Dwelling ..	5.14	4.96	4.76	4.97	5.04	— 0.07
Inmates per Occupied Private Dwelling ..	4.52	4.48	4.54	4.52	4.67	— 0.15
Inmates per Room in Occupied Private Dwelling	0.88	0.91	0.97	0.92	0.88	0.04
Average Weekly Rental Value—						
Per Private Dwelling	24s. 8d.	15s. 5d.	11s. 4d.	17s. 11d.	11s. 7d.	6s. 4d.
Per Private Dwelling Occupied by Tenants	23s. 0d.	14s. 8d.	10s. 10d.	18s. 2d.	(*c*)11s. 9d.	6s. 5d.

(*a*) Federal Territory at Jervis Bay transferred since 1911.

(*b*) Includes Migratory Population (persons on board ships, trains, etc.), which is not included in any subdivision of the State.

(*c*) Estimated on the basis of all private dwellings.

* Minus sign (–) indicates a decrease.

2. State of New South Wales, 4th April, 1921.—NATURE of Occupied Dwellings.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Nature of Occupied Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Number of Occupied Dwellings.						
Private House	160,558	100,256	135,805	396,619	317,462	79,157
Tenement or Flat	12,764	3,173	1,912	17,849	2,304	15,545
Caretaker's Quarters in Store, Office, etc. ..	390	111	130	631	237	394
Hotel	659	1,081	901	2,641	2,795	— 154
Boarding-house, Lodging-house, Coffee Palace	8,819	2,481	1,423	12,723	5,966	6,757
Educational Institution	156	171	136	463	229	234
Religious Institution (non-educational) ..	32	35	22	89	135	— 46
Hospital	226	356	153	735	479	256
Charitable Institution (other than Hospital) ..	49	24	26	99	159	— 60
Penal Establishment	11	24	4	39	132	— 93
Military or Naval Establishment	18	10	5	33	112	— 79
Police Barracks	5	22	7	34	28	6
Police Station or Quarters	38	186	302	526	534	— 8
Fire Station	62	42	5	109	65	44
Others and Unspecified	61	69	468	598	68	530
Total Occupied Dwellings	183,848	108,041	141,299	433,188	330,705	102,483
,, ,, ,, per square mile	994.63	40.06	0.46	1.40	1.07	0.33
Wagon and Camp	22	320	1,544	1,886	2,136	— 250

* Minus sign (–) indicates a decrease.

3. State of New South Wales, 4th April, 1921.—MATERIAL OF OUTER WALLS of Occupied Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Outer Walls.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
	Number of Occupied Private Dwellings.					
Stone	5,229	2,279	2,176	9,684	9,020	664
Brick	130,342	27,299	8,917	166,558	114,679	51,879
Concrete	625	751	1,230	2,606	865	1,741
Iron	396	4,124	7,119	11,639	8,851	2,788
Wood	34,467	66,193	102,122	202,782	162,493	40,289
Sun-dried Bricks	17	79	1,066	1,162	1,875	— 713
Pisé	2	241	1,974	2,217	1,741	476
Lath and Plaster	243	157	523	923	791	132
Wattle and Dab	14	53	704	771	744	27
Fibro-cement	792	625	1,646	3,063	..	3,063
Bark	8	24	874	906	1,290	— 384
Bushes, Rushes, etc.	..	2	9	11	15	— 4
Calico, Canvas, Hessian, etc.	150	1,033	8,152	9,335	15,706	— 6,371
Rubberoid and other Compositions	27	52	189	268	130	138
Other Materials	41	33	244	318	..	318
Unspecified	969	484	772	2,225	1,566	659
Total	173,322	103,429	137,717	414,468	319,766	94,702

* Minus sign (—) indicates a decrease.

4. State of New South Wales, 4th April, 1921.—MATERIAL OF ROOF of Occupied Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Roof.	4th April, 1921.			
	Urban.		Rural.	Whole State.
	Metropolitan.	Provincial.		
	Number of Occupied Private Dwellings.			
Slate	47,961	1,659	699	50,319
Tiles	39,990	3,820	1,516	45,326
Concrete	175	17	42	234
Iron	79,420	94,715	121,912	296,047
Wood	1,168	827	2,129	4,124
Thatch	15	12	66	93
Fibro-cement	1,486	661	573	2,720
Bark	6	49	1,737	1,792
Bushes, Rushes, etc.	2	..	12	14
Calico, Canvas, Hessian	123	899	7,295	8,317
Rubberoid and other Compositions	1,033	240	940	2,213
Other Materials	190	25	73	288
Unspecified	1,753	505	723	2,981
Total	173,322	103,429	137,717	414,468

Note.—Similar information is not available from the Census of 1911.

5. State of New South Wales, 4th April, 1921.—NUMBER OF ROOMS in Occupied Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Number of Rooms per Dwelling.*	4th April, 1921.				3rd April, 1911.	Increase† during Ten Years' 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Number of Occupied Private Dwellings.						
1	1,461	1,939	9,387	12,787	20,321	– 7,534
2	2,921	2,859	8,292	14,072	14,596	– 524
3	12,564	6,373	11,195	30,132	24,288	5,844
4	42,534	27,189	32,452	102,175	70,241	31,934
5	54,631	35,429	34,071	124,131	75,063	49,068
6	33,785	16,969	20,404	71,158	54,369	16,789
7	13,159	6,499	9,634	29,292	26,993	2,299
8	5,897	2,831	4,899	13,627	14,766	– 1,139
9	2,468	1,223	2,092	5,783	7,016	– 1,233
10	1,335	650	1,260	3,245	4,487	– 1,242
11	597	286	475	1,358	1,987	– 629
12	424	195	499	1,118	1,626	– 508
13	171	83	166	420	684	– 264
14	161	57	214	432	643	– 211
15	85	34	128	247	324	– 77
16	50	20	102	172	293	– 121
17	32	20	50	102	157	– 55
18	13	6	45	64	138	– 74
19	13	3	25	41	52	– 11
20 and upwards	74	23	130	227	382	– 155
Unspecified	947	741	2,197	3,885	1,340	2,545
Total	173,322	103,429	137,717	414,468	319,766	94,702
Average Number of Rooms per Dwelling ..	5.14	4.96	4.76	4.97	5.04	– 0.07

* Includes kitchen, but not bathroom, pantry, or store, unless used as a sleeping room.

† Minus sign (–) indicates a decrease.

6. State of New South Wales, 4th April, 1921.—MODE OF OCCUPANCY of Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase during Ten Years, 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Number of Occupied Private Dwellings.						
Owner	43,451	36,133	67,899	147,483	129,423	18,060
Purchaser by Instalments	25,394	12,160	9,399	46,953	11,322	35,631
Tenant	99,736	50,059	42,466	192,261	160,314	31,947
Other and Unspecified	4,741	5,077	17,953	27,771	18,707	9,064
Total	173,322	103,429	137,717	414,468	319,766	94,702

7. State of New South Wales, 4th April, 1921.—WEEKLY RENTAL VALUE of Private Dwellings, Tenements, and Flats Occupied by Tenants.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Weekly Rental Value.	4th April, 1921.				3rd April, 1911.	Increase or Decrease during Ten Years, 1911-1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Number of Private Dwellings Occupied by Tenants.						
Under 5s.	172	1,528	5,623	7,323	16,877	– 9,554
5s. and under 6s.	249	1,676	4,278	6,203	11,832	– 5,629
6s. ,, ,, 7s.	232	1,509	2,185	3,926	8,998	– 5,072
7s. ,, ,, 8s.	426	2,094	3,010	5,530	10,402	– 4,872
8s. ,, ,, 9s.	651	2,539	2,535	5,725	11,917	– 6,192
9s. ,, ,, 10s.	599	1,777	1,064	3,440	7,914	– 4,474
10s. ,, ,, 11s.	3,305	5,827	6,484	15,616	17,595	– 1,979
11s. ,, ,, 12s.	1,865	2,429	1,057	5,351	7,103	– 1,752
12s. ,, ,, 13s.	5,091	4,410	2,668	12,169	10,078	2,091
13s. ,, ,, 14s.	3,278	2,212	701	6,191	5,555	636
14s. ,, ,, 15s.	4,237	2,002	656	6,895	4,632	2,263
15s. ,, ,, 20s.	23,206	9,734	4,255	37,195	16,195	21,000
20s. ,, ,, 30s.	32,099	7,964	3,030	43,093	10,851	32,242
30s. ,, ,, 40s.	10,284	1,465	613	12,362	2,276	10,086
40s. ,, ,, 50s.	3,641	361	242	4,244	777	3,467
50s. ,, ,, 60s.	1,588	122	67	1,777	264	1,513
60s. ,, ,, 70s.	959	86	38	1,083	194	889
70s. ,, ,, 80s.	364	9	11	384	63	321
80s. ,, ,, 90s.	317	21	23	361	64	297
90s. ,, ,, 100s.	141	10	3	154	18	136
100s. and over	361	10	16	387	82	305
Unspecified	6,671	2,274	3,907	12,852	16,627	– 3,775
Total	99,736	50,059	42,466	192,261	160,314	31,947
Average Weekly Rental Value	23s.	14s. 8d.	10s. 10d.	18s. 2d.	11s. 9d.†	6s. 5d.
*Supplementary.**						
Average weekly rental value of dwellings containing 3 to 6 rooms (inclusive)—	*s. d.*	*s. d.*	*s. d.*	*s. d.*		
With walls of wood	15 10	12 10	10 2	12 5		
,, ,, per room	3 7	2 9	2 3	2 9	Not	
With walls of brick or stone	20 7	16 0	14 1	19 8	available.	
,, ,, ,, per room	4 4	3 4	2 10	4 1		
With walls of wood, brick, or stone	19 9	13 10	10 6	16 4		
,, ,, ,, ,, per room	4 2	2 11	2 3	3 6		

* These supplementary figures are repeated from Census Bulletin No. 10. † Estimated on the basis of all private dwellings.

NOTE.—The minus sign (–) indicates a decrease.

8. State of New South Wales, 4th April, 1921.—INMATES—Private Dwellings, Tenements, and Flats classified according to the Number of Inmates at the time of the Census.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Number of Inmates per Dwelling.	4th April, 1921.				3rd April, 1911.	Increase or Decrease during Ten Years, 1911–1921.
	Urban.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Number of Private Dwellings.						
1	6,270	7,461	18,285	32,016	32,211	– 195
2	23,550	13,337	16,951	53,838	37,648	16,190
3	32,234	17,545	18,814	68,593	46,879	21,714
4	34,021	18,550	20,208	72,779	50,122	22,657
5	28,486	16,098	18,245	62,829	45,538	17,291
6	19,969	12,051	14,958	46,978	36,714	10,264
7	12,583	7,890	11,159	31,632	26,640	4,992
8	7,680	4,925	7,827	20,432	18,134	2,298
9	4,147	2,816	5,032	11,995	11,377	618
10	2,234	1,510	2,901	6,645	6,593	52
11	1,119	679	1,615	3,413	3,649	– 236
12	574	321	838	1,733	1,873	– 140
13	252	150	398	800	1,013	– 213
14	99	56	208	363	521	– 158
15	56	16	120	192	289	– 97
16	15	17	74	106	189	– 83
17	10	4	28	42	102	– 60
18	10	1	27	38	68	– 30
19	7	1	11	19	76	– 57
20 and over	6	1	18	25	130	– 105
Total	173,322	103,429	137,717	414,468	319,766	94,702
Average Number of Inmates	4.52	4.48	4.54	4.52	4.67	–0.15

NOTE.—The minus sign (–) indicates a decrease.

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Commonwealth Bureau of Census and Statistics,
Melbourne, 6th August, 1923.

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